

CAUSEWAY CONNECT

Causeway Connect
Lagonda Way, The Causeway
Staines-upon-Thames
TW18 3FE

Available Now

Distribution: 17,031 - 34,680 Sq Ft
Trade: 4,080 - 6,414 Sq Ft



CONNECTING

WEST LONDON



M25

A30

HEATHROW
AIRPORT

RIVER
THAMES

THE
CAUSEWAY

Wickes

GREGGS

TWO RIVERS
SHOPPING
CENTRE



halfords

HOMEbase

STAINES STATION

KwikFit

Sainsbury's

Tile
Giant





CONNECTING LONDON & THE SOUTH

The development fronts directly onto the The Causeway (A308) which links with the A30 and M25 (Junction 13). Staines town centre is within easy walking distance which offers excellent retail, hospitality and leisure facilities.

Also within walking distance is Staines Train Station which provides regular services into London Waterloo with a journey time of approximately 35 minutes. Heathrow Airport is just 4.5 Miles away with a drive time of approximately 14 minutes.

 6,140,452 (9.41% of GB Population) Within 1 Hour Drive	 18,854 Vehicles Annual Average Daily Traffic Flow
 62% of Working Age Population Employed	 2.3 Million Households Within 1 Hour Drive
 Highest Quality Working Environment	 6 Daily Buses Run Along The Causeway
 Approximately 0.7 Miles from Staines Town Centre	 Approximately 1.1 Miles from Egham Town Centre
 Located on the River Thames	 Only 1.1 Miles from Staines Station
 Situated just 1.4 Miles from M25 (Junction 13)	 Nearby Local Hotel & Supermarket Amenities



UNDER OFFER

KUEHNE+NAGEL 

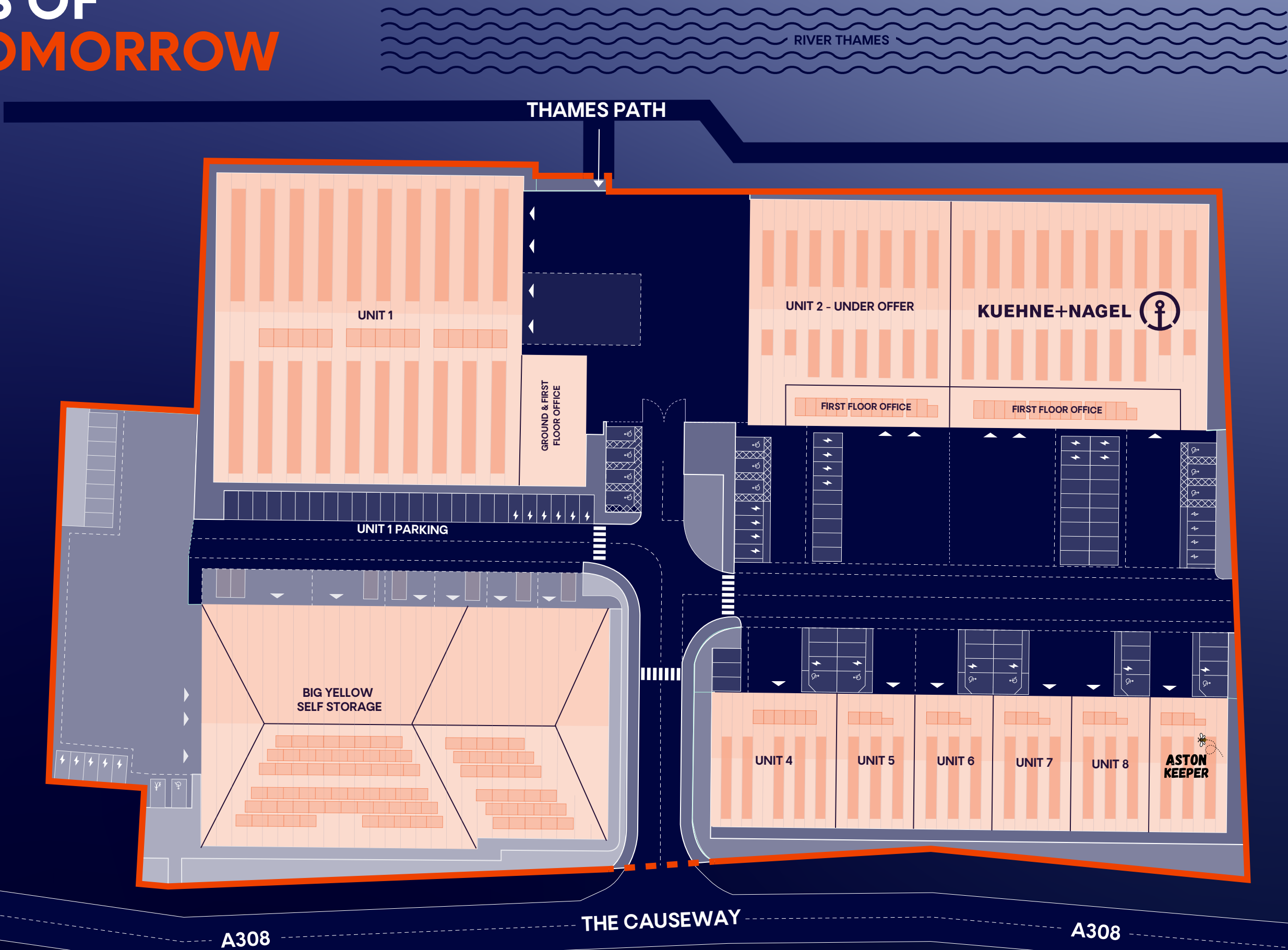

ASTON
KEEPER

THE CAUSEWAY (A308)



CONNECTING THE LOGISTICS & TRADE INDUSTRIES OF TODAY & TOMORROW

An exciting prominent development comprising a new Big Yellow Self Storage facility with an Innovation Centre of 5 starter units, 6 trade/roadside units and 3 warehouse distribution units.





CAUSEWAY CONNECT UNIT 1

WAREHOUSE/
INDUSTRIAL UNIT TO LET
34,680 SQ FT

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
1	28,952	2,864	2,864	34,680	3,222	30	2	2

*GEA



Unit 1
Secure Yard



Gas
Supply



Access to
Thames Path



Grade A
Offices



Floor Loading:
50kN/m²



3 Phase
Power



12m
Eaves Height



Kitchenette
Facilities





CAUSEWAY CONNECT

UNIT 2

WAREHOUSE/
INDUSTRIAL UNIT TO LET
17,031 SQ FT

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
2	14,041		2,990	17,031	1,582	16	2	-

UNIT 2 - UNDER OFFER

*GEA



Gas
Supply



Access to
Thames Path



Grade A
Offices



Floor Loading:
50kN/m²



3 Phase
Power



12m
Eaves Height



Kitchenette
Facilities





CAUSEWAY CONNECT TRADE

6 NEW ROADSIDE
TRADE UNITS
4,080 – 6,414 SQ FT



Floor Loading:
35kN/m²



Single Electric
Loading Door



WC
Per Unit



Shell
Mezzanine



3 Phase
Power



6m Eaves
Height



Trade Counter
Entrance

Unit	Warehouse (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking
UNIT 3 - LET TO KUEHNE + NAGEL					
4	5,059	1,355	6,414	596	7
5	3,223	861	4,084	379	4
6	3,230	869	4,099	381	4
7	3,219	861	4,080	379	4
8	3,233	871	4,104	381	4
UNIT 9 - LET TO ASTON KEEPER					

(Units are available separately or combined)

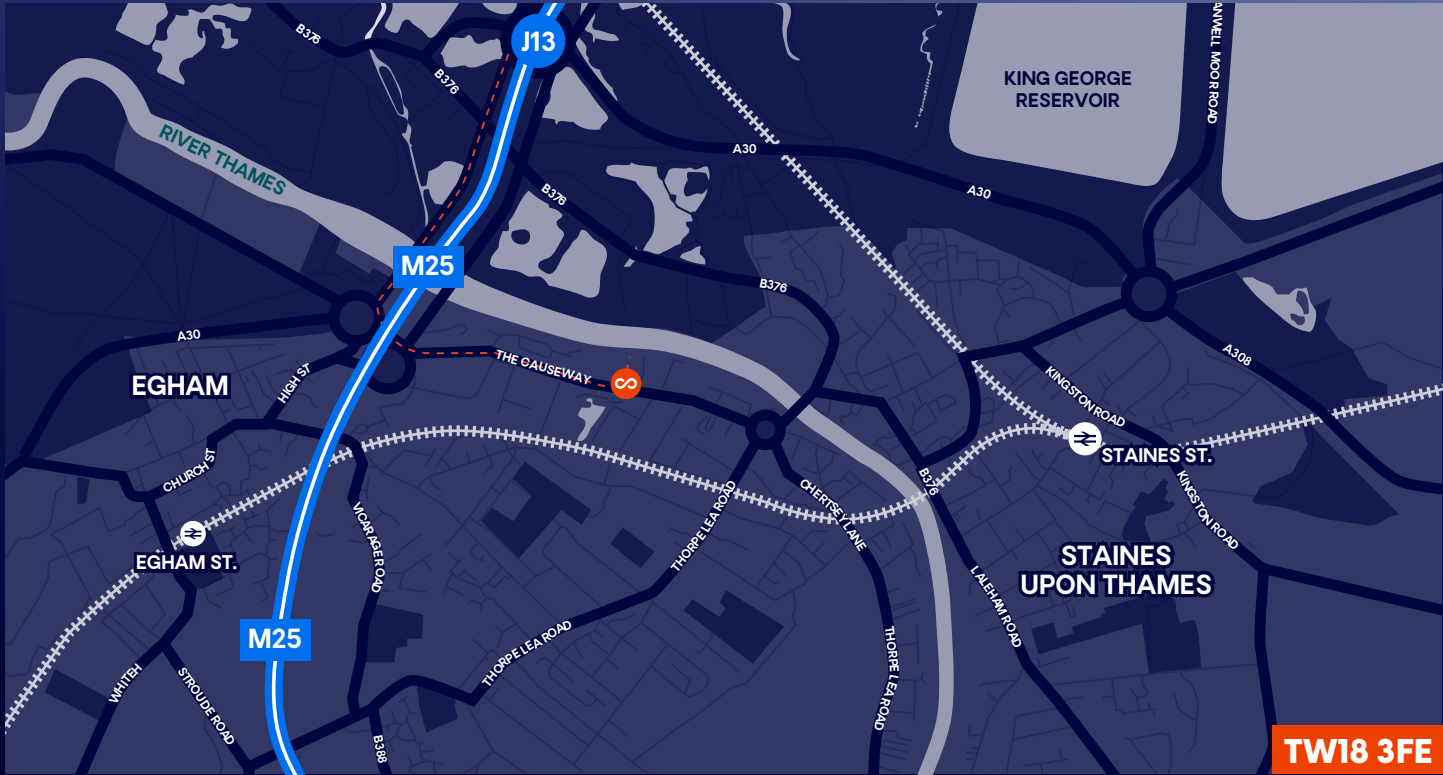
*GEA



LOCATION & CONNECTIONS

Destination	Distance	Drive Time
M25 J13	1.4 Miles	4 mins
Staines Station	1.1 Miles	8 mins
Heathrow	4.5 Miles	9 mins
Egham Station	1.2 Miles	26 mins
Gatwick Airport	37 Miles	50 mins
London West End	23 Miles (via M4)	55 mins
Southampton	60 Miles (via M3)	1hr 5 mins

Destination from Staines Station	Rail Time
Twickenham	11 minutes
Clapham	26 minutes
Waterloo	35 minutes



CONNECT FURTHER



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